



Order Filed on May 10, 2018
by Clerk
U.S. Bankruptcy Court
District of New Jersey

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

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PHELAN HALLINAN DIAMOND & JONES, PC
400 Fellowship Road, Suite 100
Mt. Laurel, NJ 08054
856-813-5500
Attorneys for SETERUS, INC., AS AUTHORIZED
SUBSERVICER FOR FEDERAL NATIONAL
MORTGAGE ASSOCIATION ("FANNIE MAE"), A
CORPORATION ORGANIZED AND EXISTING
UNDER THE LAWS OF THE UNITED STATES OF
AMERICA

In Re:

ROBERT JOSEPH MELBER
A/K/A ROBERT J. MELBER

Debtor

Case No.: 14-33590 - RG

Hearing Date: 5/7/18 @ 10:30 am

Judge: ROSEMARY GAMBARDELLA


Chapter: 13

Recommended Local Form: ☐ Followed ☒ Modified

ORDER VACATING STAY

___ The relief set forth on the following page is hereby **ORDERED**.

DATED: May 10, 2018


Honorable Rosemary Gambardella
United States Bankruptcy Judge

Upon the motion of SETERUS, INC., AS AUTHORIZED SUBSERVICER FOR
FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION
ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF
AMERICA, under Bankruptcy Code section 362(a) for relief from the automatic stay as to certain
property as hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay is vacated to permit the movant to institute or
resume and prosecute to conclusion one or more actions in the court(s) of appropriate
jurisdiction to pursue the movant's rights in the following:

☒ Real Property more fully described as:

30 HUMBOLDT STREET, WOOD RIDGE, NJ 07075

It is further ORDERED that the movant, its successors or assignees, may proceed with its
rights and remedies under the terms of the subject mortgage and pursue its state court remedies
including, but not limited to, taking the property to sheriff's sale, in addition to potentially pursuing
other loss mitigation alternatives, including, but not limited to, a loan modification, short sale or
deed-in-lieu foreclosure. Additionally, any purchaser of the property at sheriff's sale (or purchaser's
assignee) may take any legal action for enforcement of its right to possession of the property.

☐ Personal property more fully described as:

It is further **ORDERED** that the movant may join the debtor and any trustee
appointed in this case as defendants in its action(s) irrespective of any conversion to any other
chapter of the Bankruptcy Code.

The movant shall serve this order on the debtor, any trustee and any other party who entered
an appearance on the motion.

rev. 7/12/16